



Planning & Inspections Department

Guiding Smyrna's Growth

Title: Town of Smyrna 2002 Comprehensive Plan Update, December 2004 revisions.

Submitted by: Town of Smyrna Department of Planning and Inspections

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Date: December 3, 2004

Purpose: This report proposes to partially modify the Town of Smyrna Comprehensive Plan Update 2002 (partially Certified May 2003). In the time since the Plan was partially certified a number of many things have changed. The original future land use sections of the Plan were drafted along the lines of a specific zoning map as opposed to land use recommendations. While it is desirable to have both maps coordinate and not conflict it is this offices position that broader more general land use types allowing multiple zoning classifications is more desirable than specifying zoning districts on the Land use recommendation map. A rapidly growing community such as Smyrna needs the additional flexibility with broad range use categories to allow for infill projects and superior design projects.

Introduction: The Plan originally separated the future land use between outside and in town this plan consolidates both maps into one. One other significant change beside future land use map consolidation is the creation of new designations for the Commercial uses and no modification at this time to the residential uses. Specifically, we propose the creation of a Downtown Mixed use recommendation in the 12 block downtown area centered on the four corners. The creation of this designation will allow for a mixture of higher density residential, commercial and institutional uses. The Highway Commercial recommendation has been into two broader retail commercial categories, Corridor Commercial, for the exiting US 13, SR 300 (Glenwood Avenue) corridors and a Regional Commercial centered on the eSR1 interchanges. The intent is to differentiate between the two types of retail mixtures and to foster the interconnectivity and grouping of the regional nodes and enhance the redevelopment of the older strip commercial developments. The Business and Commerce and the Manufacturing classifications have been combined and modified to a new

category name Employment Centers and Light Industrial. The intent of this classification is to create an area that will foster economic development of all types within areas where the transportation, infrastructure and land area are available for larger scale Business Park and office development. The comprehensive rezoning component has been attached to bring the zoning map into coordination with the revised plan. I have attached the modified sections of the Comprehensive Land Use Plan.

Commercial Land Uses:

The commercial use element of the land use plan is divided into four land use categories: downtown mixed use, service commercial, and corridor commercial and regional commercial. Each of these has a unique character from the others and is intended to fulfill different, although somewhat overlapping, functions.

Downtown Mixed Use

Smyrna's Historic Downtown area is the location of the Downtown Mixed use development area. This is the original commercial heart of the Town. The relatively small size of the lots, improvements and the close proximity of the structures and variable uses all combine to create the need for a flexible use area with only the minimal bulk standards. General business uses of a community-wide nature, professional offices, government offices, business services, limited retail and higher density residential are planned for new and redevelopment sites in Downtown Mixed Use districts.

These districts, containing the center of the most architecturally and historically significant structures of the pre-20th Century town are intended to be preserved and improved by a mixture of uses. This mix of use, including residential uses in the rear and on upper floors, as well as properties fronting on feeder streets will foster an appreciation of the special character and sense of place in the historic downtown core. Zoning regulations for this district should encourage mixed-use development, development of sensitively designed parking facilities, and careful control of signage and alterations to the front and visible sides of historic buildings. On the major streets extending from this district, carefully reviewed conversions of residential structures to small professional offices and distinctive small shops may also be considered.

The utilization of special features (street furniture, signage, lighting, surfaces, and informational materials) by the Town to celebrate the architectural significance of the central business district and its most significant individual structures should also be undertaken.

Service Commercial

The service commercial use area will include properties located within the local commercial, limited office and institutional and recreational districts are intended to serve the most immediate needs of households within the local area. They are small in scale and limited in size. Uses permit only conveniences that serve nearby residential uses. These areas should be as centrally located as possible in relation to the neighborhoods they serve and should be located on collectors or minor arterials with careful attention to opportunities for pedestrian and bicycle access.

Corridor Commercial

Areas along U.S. Route 13 and State Route 300 (Glenwood Avenue) are designated for corridor commercial uses, alongside, between, and extending outwardly from existing commercial areas along the highway. This plan recommends that new commercial areas be developed in coordinated groupings or clusters of commercial buildings with common access from the highway, preferably feeding parking areas from the side or rear to limit the number of curb cuts on the highway and thereby reduce traffic safety hazards. In parts of this land use area are existing residential structures, which should be allowed to convert to commercial uses under design guidelines which would buffer adjacent residential uses from parking and loading uses while preserving the residential character of the building and the site as a transition from the highway into adjacent residential subdivisions.

Corridor commercial uses along Route 13 should be managed in a manner consistent with the Town's desire to improve the appearance, functionality, and safety of the highway as described in the transportation system portion of the plan.

Regional Commercial

The completion of State Route 1 in the early part of this decade has created two significant areas of opportunity for regional shopping nodes and attracts significant national retail and service chain development geared toward the traveling public. To encourage this development the town is suggesting the creation of these regional commercial nodes with interconnectivity and convenient access to SR1. Uses in this area will provide a benefit to the residents of town by providing services, products and employment usually relegated to larger municipalities. While along the lines of shopping centers which emerged as the major retail development of the post-World War II era these nodes will serve as a convenience for retail shoppers wishing to group their shopping errands and for comparison-shopping. Shopping center sites typically are five acres or more, typically are developed with large front-yard parking areas and most, if not all, stores located within a single structure. The design of shopping centers has improved greatly in the past twenty years. Design standards (especially

addressing signage, lighting, traffic flow and pedestrian safety) for these areas should be included in the zoning ordinance.

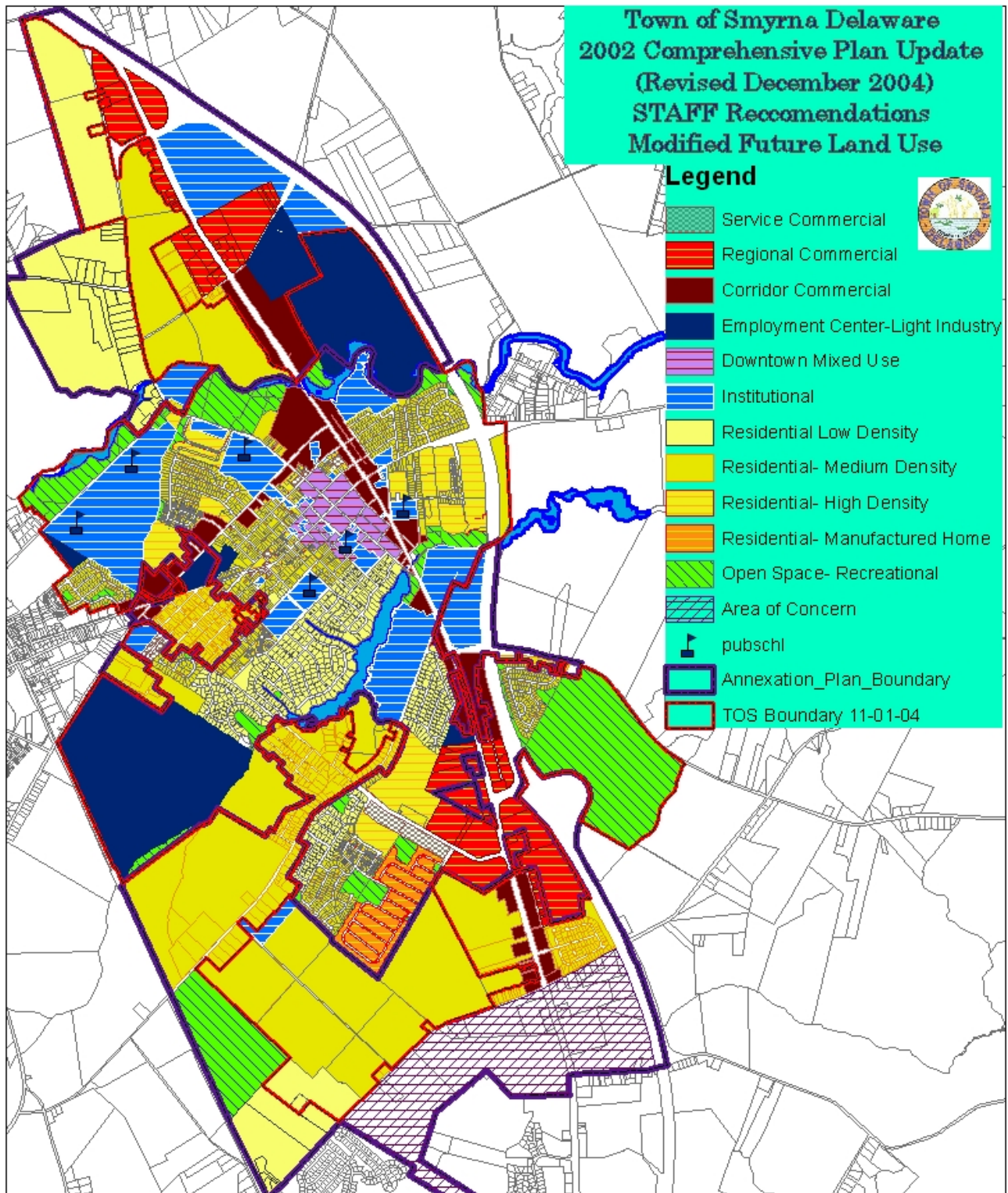
Institutional Land Uses

This plan generally limits major governmental and institutional uses to their current sites, many of which have significant additional developable land in Smyrna. The exceptions to this pattern may be consolidation and relocation of the town's public safety and utility facilities to a new and more appropriate site, and the introduction of new religious facilities or fraternal organizations which may be appropriate in commercial or residential areas but should be subjected to special review on a case-by-case basis. The development and location of town facilities, fire services, schools, and recreational facilities are addressed in the Community Facilities plan.

Employment and Light Industrial Uses

A major policy goal of this comprehensive plan is to increase employment opportunities in Smyrna and to increase the tax base by attracting new light industrial and other clean business uses to the Town. In 1995, the Town annexed and subsequently acquired property along Route 300 and the railroad on the west side of town for a business park. With recent development, including the location of Wal-Mart's regional distribution center on this property, only a limited number of sites remain within the present Town limits that are suitable for business and light industrial use, either because of size, accessibility, or adjacency to residential and institutional uses. Therefore, it is important that all potential sites be considered and that several areas, including areas which would be annexed into the Town, are set aside for future business/commerce or light industrial use. The major growth sectors in the economy have been the service businesses and high tech industries. These clean employers provide for a well-balanced work force that Smyrna town officials seek to lure to the community.

Thus, locations for business and commercial parks and/or office and research parks that are close to existing or new residential uses may be appropriate, providing that these areas are subject to strict performance standards and substantial buffering. Along with existing industrial areas, several sites are identified for future office, service, business and commercial uses, including an area proposed for annexation to the north of the town to take advantage of the Smyrna's attractive location and proximity of SR 1 and Route 13.



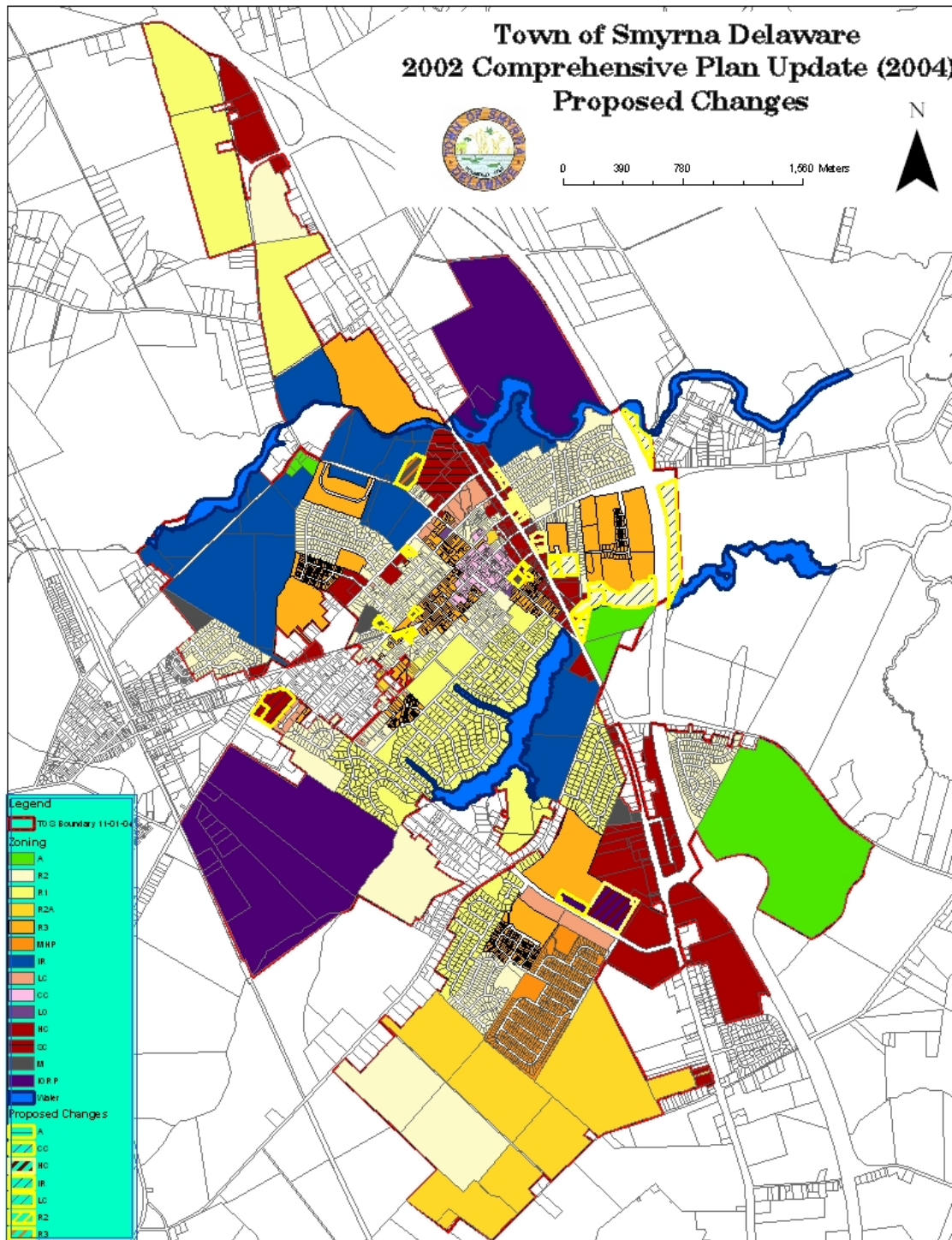
Comprehensive Rezoning

The following table and map reflect the specific properties whose zoning classification is proposed to be changed as part of the Comprehensive Rezoning.

OBJECTID	PARCELID	Current Zoning	Proposed Zoning
3140	DC17-010.18-02-04.00	IORP	CC
3143	DC17-019.00-01-01.01	IORP	HC
3144	DC17-019.00-01-01.06	IORP	IR
3145	DC17-019.00-01-01.03	IORP	IR
3146	DC17-019.00-01-01.04	IORP	HC
3157		R2	IR
3193	DC17-018.00-01-01.12	HC	IR
3214	DC17-010.14-03-23.01	HC	HC
3254	DC17-010.18-02-58.01	HC	IR
3286	DC17-010.18-02-34.01	HC	IR
3296	DC17-010.14-03-27.00	HC	HC
3340	DC17-018.00-01-01.01	HC	IR
3351	DC17-010.18-02-59.00	HC	A
3496	DC17-019.05-01-05.00	CC	LC
3497	DC17-010.17-03-12.00	CC	LC
3498	DC17-019.05-01-04.00	HC	LC
3499	DC17-010.17-01-12.00	CC	LC
3500	DC17-010.17-01-12.01	CC	LC
3542	DC17-010.13-04-28.00	LO	HC
3545	DC17-010.13-04-25.00	M	HC
3546	DC17-010.18-01-03.00	M	CC
3547	DC17-010.18-01-02.00	M	CC
3550	DC17-009.20-02-38.00	M	R2
3553	DC17-010.17-03-07.00	CC	LC
3554	DC17-010.17-03-08.00	CC	LC
3555	DC17-010.13-02-03.00	M	R3
3556	DC17-010.17-03-15.00	M	LC
3557	DC17-010.17-03-15.01	M	LC
1275	DC17-010.13-04-26.00	R2	HC
1410	DC17-010.13-04-32.00	R2	HC
1412	DC17-010.13-04-33.00	R2	HC
1414	DC17-010.13-04-08.00	R2	HC
1417	DC17-010.13-04-09.00	R2	HC
1422	DC17-010.13-04-31.00	R2	HC

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1423	DC17-010.13-04-10.00	R2	HC
1428	DC17-010.13-04-11.00	R2	HC
1435	DC17-010.13-04-30.00	R2	HC
1446	DC17-010.13-04-12.00	R2	HC
1464	DC17-010.14-03-80.00	R2	IR
1531	DC17-010.13-04-27.00	R2	HC
1589	DC17-010.14-03-30.00	HC	HC
1645	DC17-010.13-04-05.00	R2	HC
1657	DC17-010.13-04-34.00	R2	HC
1729	DC17-010.18-02-59.00	R2	IR
1739	DC17-010.18-02-34.01	R2	IR
1741	DC17-010.18-02-34.00	R2	IR
1754	DC17-010.14-02-58.00	R2	IR
1755	DC17-010.10-01-36.00	R2	IR
1756	DC17-010.14-02-59.00	R2	IR
1880	DC17-010.13-04-30.01	R2	HC
2120	DC17-019.05-01-04.00	R2	LC
2460	DC17-010.18-02-59.00	R2	A
2691	DC17-010.18-02-03.00	R3	CC
2692	DC17-010.18-02-02.00	R3	CC



Town of Smyrna Delaware

2002 Comprehensive Plan Update (2004)

Existing Zoning

0 425 850 1,700 Meters

Legend

TOS Boundary 11-01-04

Zoning

A

R2

R1

R2A

R3

MHP

IR

LC

CC

LO

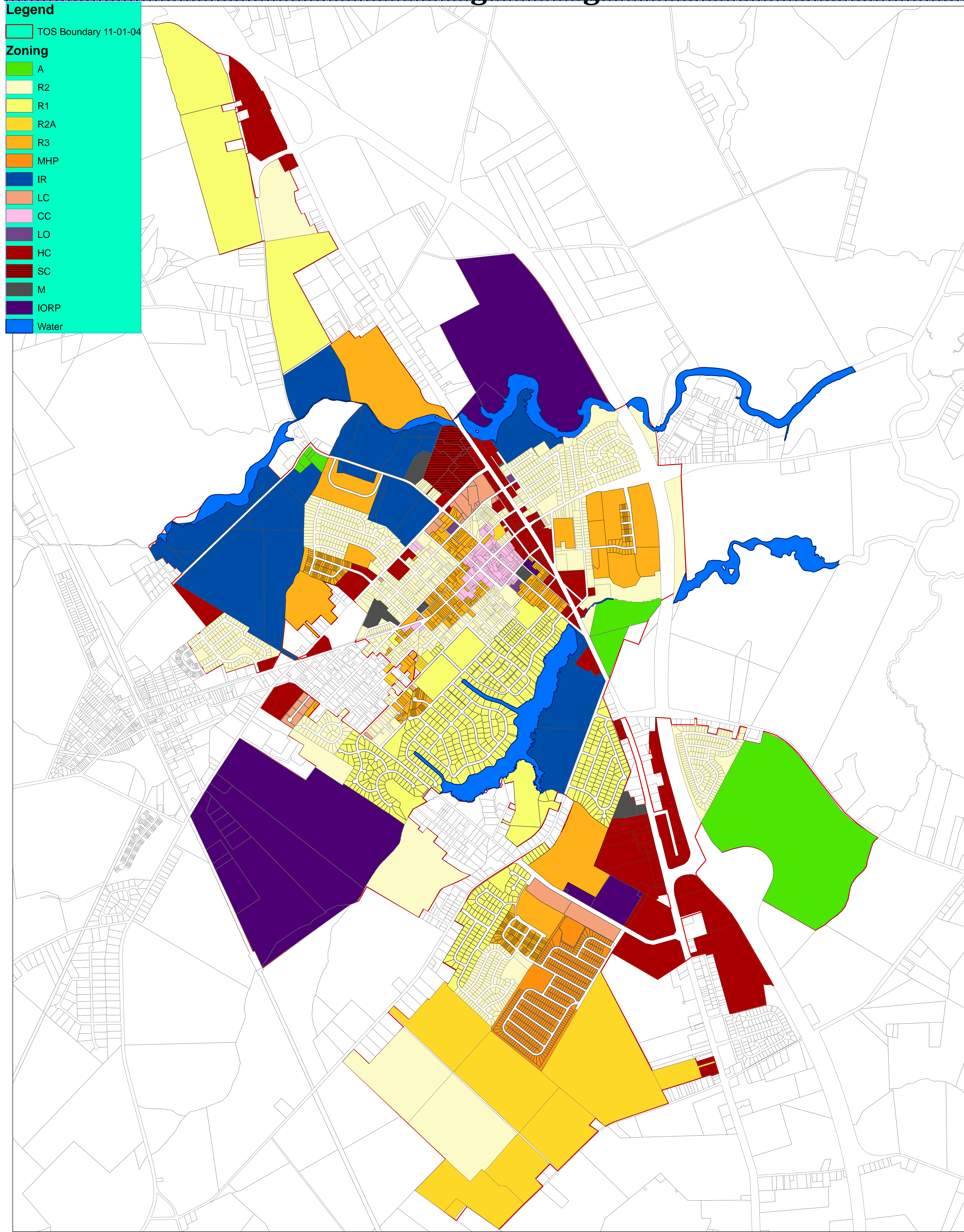
HC

SC

M

IORP

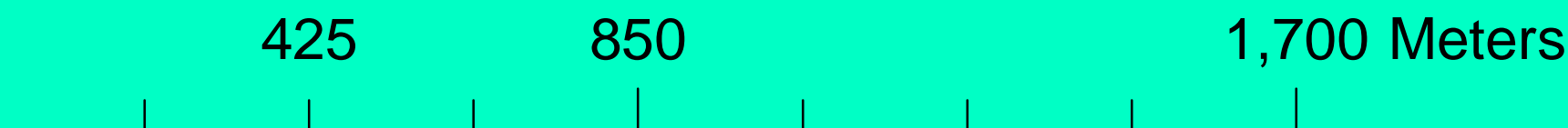
Water



Town of Smyrna Delaware

2002 Comprehensive Plan Update (2004)

Proposed Changes



Legend

TOS Boundary 11-01-04

Zoning

A

R2

R1

R2A

R3

MHP

IR

LC

CC

LO

HC

SC

M

IORP

Water

Proposed Changes

A

CC

HC

IR

LC

R2

R3

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3193	DC17-018.00-01-01.12	HC	IR
3214	DC17-010.14-03-23.01	HC	HC
3254	DC17-010.18-02-58.01	HC	IR
3286	DC17-010.18-02-34.01	HC	IR
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3553	DC17-010.17-03-07.00	CC	LC
3554	DC17-010.17-03-08.00	CC	LC
3555	DC17-010.13-02-03.00	M	R3
3556	DC17-010.17-03-15.00	M	LC
3557	DC17-010.17-03-15.01	M	LC
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1410	DC17-010.13-04-32.00	R2	HC
1412	DC17-010.13-04-33.00	R2	HC
1414	DC17-010.13-04-08.00	R2	HC
1417	DC17-010.13-04-09.00	R2	HC
1422	DC17-010.13-04-31.00	R2	HC
1423	DC17-010.13-04-10.00	R2	HC
1428	DC17-010.13-04-11.00	R2	HC
1435	DC17-010.13-04-30.00	R2	HC
1446	DC17-010.13-04-12.00	R2	HC
1464	DC17-010.14-03-80.00	R2	IR
1531	DC17-010.13-04-27.00	R2	HC
1589	DC17-010.14-03-30.00	HC	HC
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1741	DC17-010.18-02-34.00	R2	IR
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1755	DC17-010.10-01-36.00	R2	IR
1756	DC17-010.14-02-59.00	R2	IR
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